

**Magnolia Ridge at Virginia Center  
Property Owners Association, Inc.  
Board of Directors Meeting  
February 19, 2013**

1) **Welcome and Call to Order**

The regular meeting of the Board of Directors of Magnolia Ridge Property Owners Association was called to order by President Becky Davis on February 19, 2013. The meeting was held at Springhill Suites, 9701 Brook Road, Glen Allen, Virginia.

2) **Quorum Status**

All of the Board of Directors were present: Becky Davis, Dick Toskes, Bernard Cordeau, Diane Miller and Crystal Montague-Holland.

Also present was the association's managing agent Dave Hering.

3) **Approval of Agenda**

The Agenda was approved as submitted.

4) **Disposition of Minutes**

Motion was made Vice President Crystal Montague-Holland, seconded by Bernard Cordeau that the reading of the minutes of January 9, 2013 be waived and that the minutes are approved as submitted.

Motion approved: Unanimously.

5) **Reports.**

**President** – None

**Treasurer:** Dick Toskes reported that the financial condition of the association continues to be excellent and improving each month.

We currently have \$326,125 in our cash accounts including \$187,682 that is set aside in our replacement fund. Our delinquent accounts now total \$36,055. We have 22 homeowners (out of 415 homeowners) in "collection status" which means they have been referred to our collection agency for potential legal action and if necessary, the filing of liens.

Treasurer Dick Toskes pointed out that the delinquent dues are a culmination of delinquent dues **for the past 10 years and not delinquent dues for only the current year.** A delinquent account is not taken off the books until we are advised to do so by our legal firm. Also, delinquent dues are collected when a house is sold with an outstanding balance.

**The next quarterly dues were due on January 1, 2013; payment of your dues should be made to Magnolia Ridge at Virginia Center, c/o Community Partners of Virginia, P.O. Box 60606, Phoenix, AZ 85082-0606. Please use the coupon book and envelope that was provided to you.**

Our replacement fund is sufficient to cover anticipated future major repairs and replacement of our community assets as required by our "Replacement Study Report".

The board plans to increase our replacement fund to a balance of \$200,000 as recommended by our replacement study.

January was another low month for expenses. Key expenses for the month included \$3286 for management services, lawn maintenance \$6071 (payments for two months) and \$741 for delinquent collection fees to our attorneys.

**Managing Agent:** Dave Hering informed the board that Nature's Way will deliver mulch this week and apply it in our common areas.

**Pool Committee:**

Dave Hering indicated that he is working on updating the pool passes policy and that the pool passes will be mailed out in May.

**Social Committee:** Diane Miller informed the board that the next social event will be the annual Easter Egg Hunt to be held on March 30, 2013 at pavilion and parking lot area at 11:00.

Other upcoming events include our spring yard sale on April 6, 2013, and fall yard sale on September 28, 2013 and our bulk trash pickup on October 5, 2013.

Diane stated that residents should refer to the home page of our web site for upcoming social events and scheduled meetings.

**Communications:** No comments this month.

**Welcome Committee:** All welcome packages have been given out to new residents. The welcome package will be updated after our March elections.

**Neighborhood Watch Committee:** none

- 6) **Member Voices:** No comments this month
- 7) **Grounds Committee:** Director Bernard Cordeau continued his efforts to make repairs to our community property including the bridge near the tennis courts and our entrance sign at the parking lot. Bernard also requested and received permission to add mulch to both playground areas.
- 8) **Unfinished Business:** No action was taken on the community directory.

9) **New Business:**

The Board approved a new budget for our fiscal year from April 1, 2013 through March 30, 2014. A copy of the budget will be mailed to all residents as part of our annual meeting package.

The time of our upcoming annual meeting was set for March 19, 2013 at 6:15 to be held at the Crave yogurt restaurant which is located in the shopping center on Brook road between Target and Martins.

The Board also approved several pool repairs recommended by Virginia Swim Company including the replacement of a ladder anchor (\$385 per set), pool deck work (\$650) and cover anchor replacements (\$756.)

The Board further decided to authorize Denton Woodward to update our web site administrative guide as needed to keep it up to date.

Finally, the nomination committee approved submitting the names of Crystal Montague-Holland and Bernard Cordeau for director positions on the board. Their names will be forwarding to the community for election to the board.

**Next meeting Time and Place –**

The meeting adjourned at 8:00. There will be no separate board meeting in March but will be included in the annual meeting to be held on March 19, 2013 at the Crave yogurt store. The annual meeting package will be mail out by Dave Hering in February.

**Executive Actions**

There was no executive session the month.